



**COMMERCIAL DEVELOPMENT SITE
116 OLD SAN ANTONIO ROAD IN BOERNE, TX
17.2 ACRES**

LOCATION: The property is located on the north side of IH 10, at 116 Old San Antonio Road in Boerne, Texas.

SIZE: 17.2 +/- Acres

FRONTAGE: 556 +/- feet on Old San Antonio Road

UTILITIES: *Electricity:* Available

Sewer: Available

Water: Available

Prospective buyers should retain an independent engineer to verify the location, accessibility and capacity of all utilities.

ZONING: R-E (Residential Estate), City of Boerne

Prospective buyers should verify the zoning and permitted uses for this property with the appropriate governing authority.

TOPOGRAPHY: Property gently slopes from west to the east.

FLOOD PLAIN: According to FEMA maps, there does not appear to be a 100-year flood plain on the property.

EASEMENTS: Sewer easement and various electrical easements are on the property.



DEED

RESTRICTIONS: None of Record.

TRAFFIC COUNT: 2023 Texas Department of Transportation maps indicate 10,657 vehicles per day on Old San Antonio Road, north of the property and 61,331 vehicles per day on IH 10, west of the property.

DEMOGRAPHICS:

2024 ESRI Estimates	Population	Average Household Income
3-mile radius	24,322	\$148,284
5-mile radius	40,745	\$158,103
7-mile radius	62,324	\$166,116

Source: U.S. Bureau of the Census, 2020 Census of Population and Housing. ESRI forecasts for 2024 and 2029.

AREA

DEVELOPMENT: The property is near many new commercial, multifamily, and residential developments.

POTENTIAL

USES: This property would suit a variety of commercial uses.

INVESTMENT: Contact Broker

COMMENTS:

- The property has easy access to IH 10.
- The Kendall County area (and Boerne in particular) continue to have very strong population growth.
- The property has close proximity to Boerne Middle School South and Kendall Elementary as well as The Geneva School of Boerne.

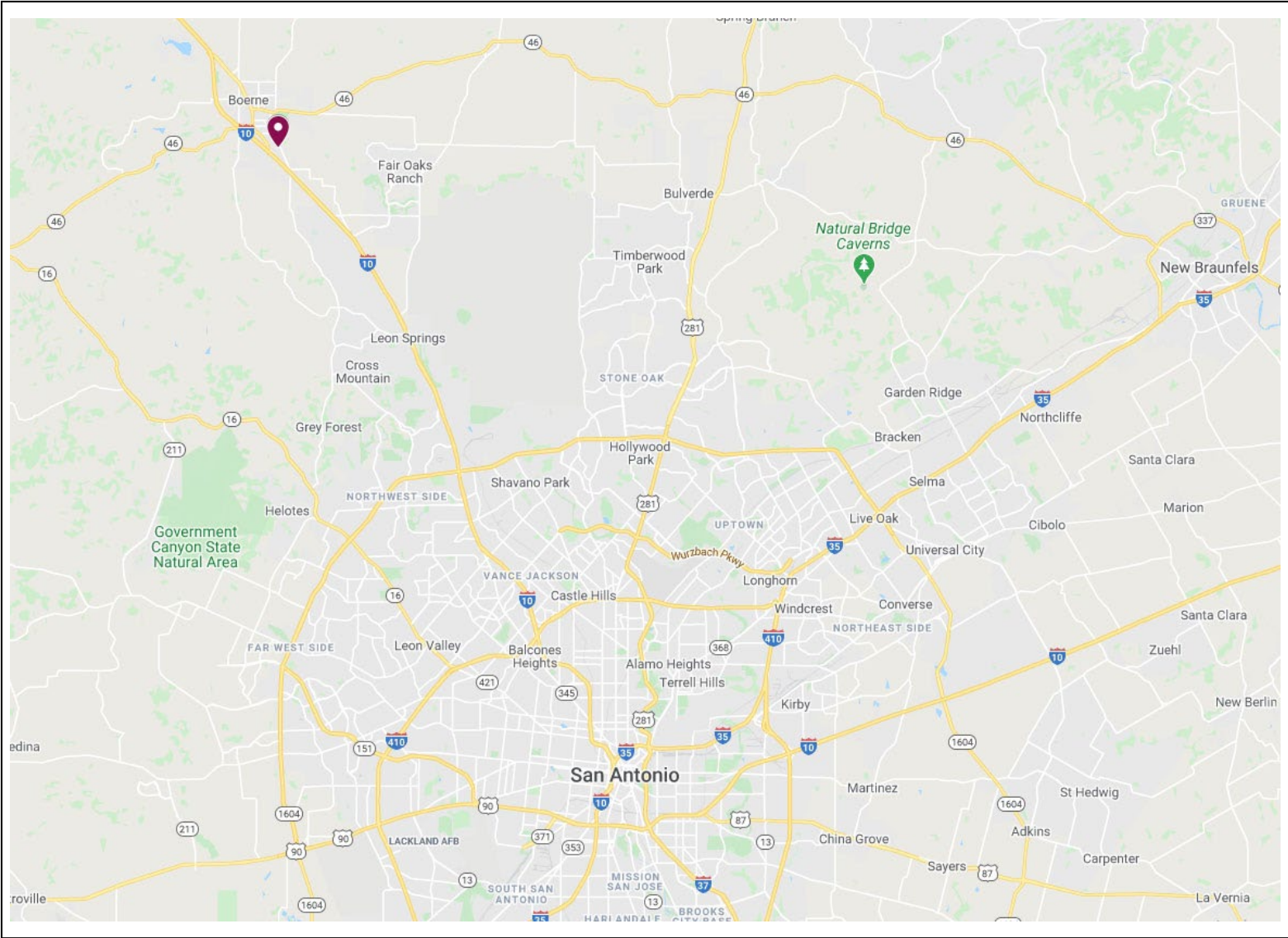
FOR INFORMATION CONTACT: MATT HOWARD OR ELDON ROALSON, CCIM

Phone: (210) 496-5800 • Email: mhoward@roalson.com / eldon@roalson.com

www.roalson.com



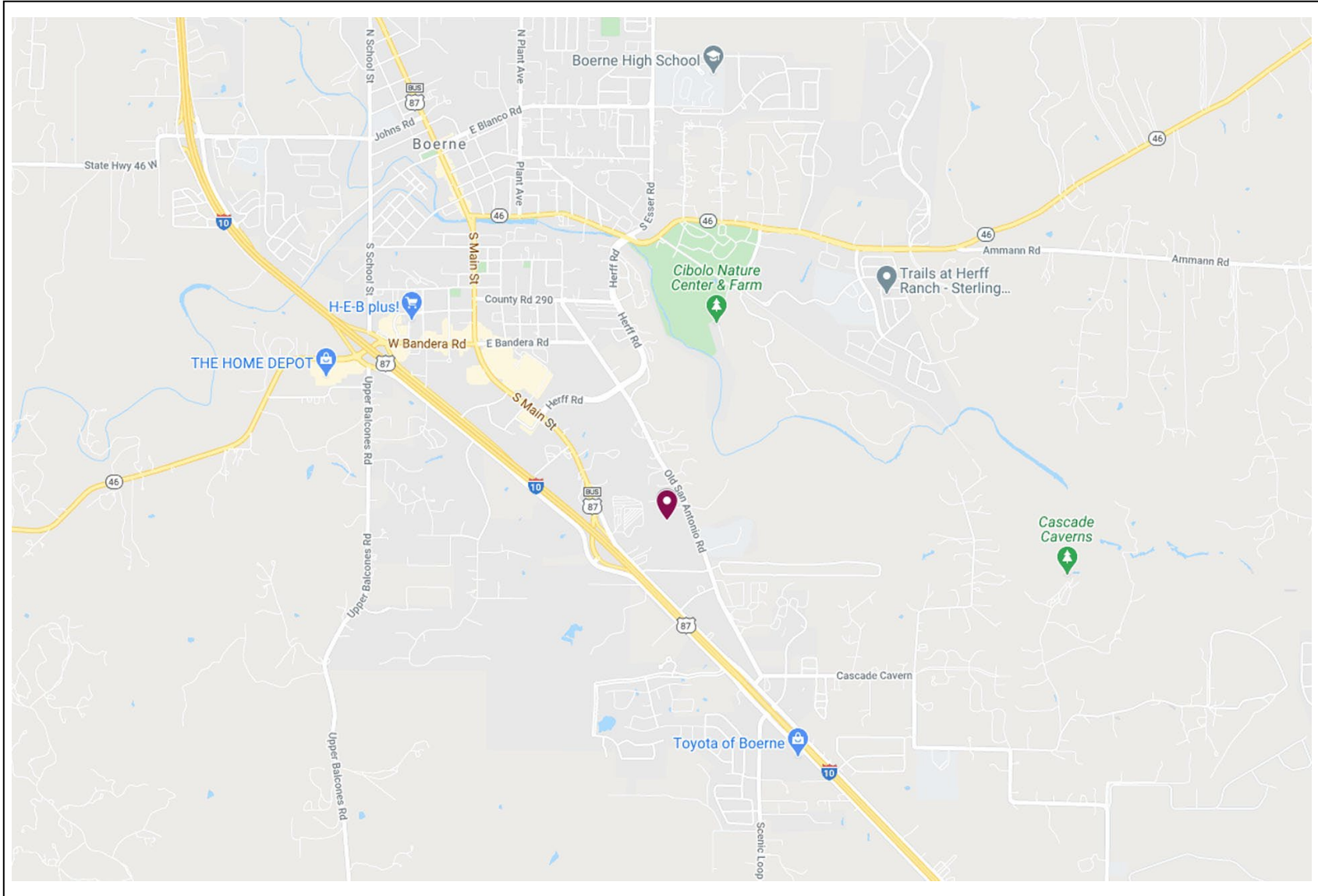
Location Map



This information is furnished by Roalson Interests, Inc. a Texas licensed real estate broker. All information furnished regarding this property is from sources deemed reliable, however, no independent investigation of these sources and no warranty or representation is made or implied as to the accuracy or completeness thereof and same is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or withdrawal, from market without notice.



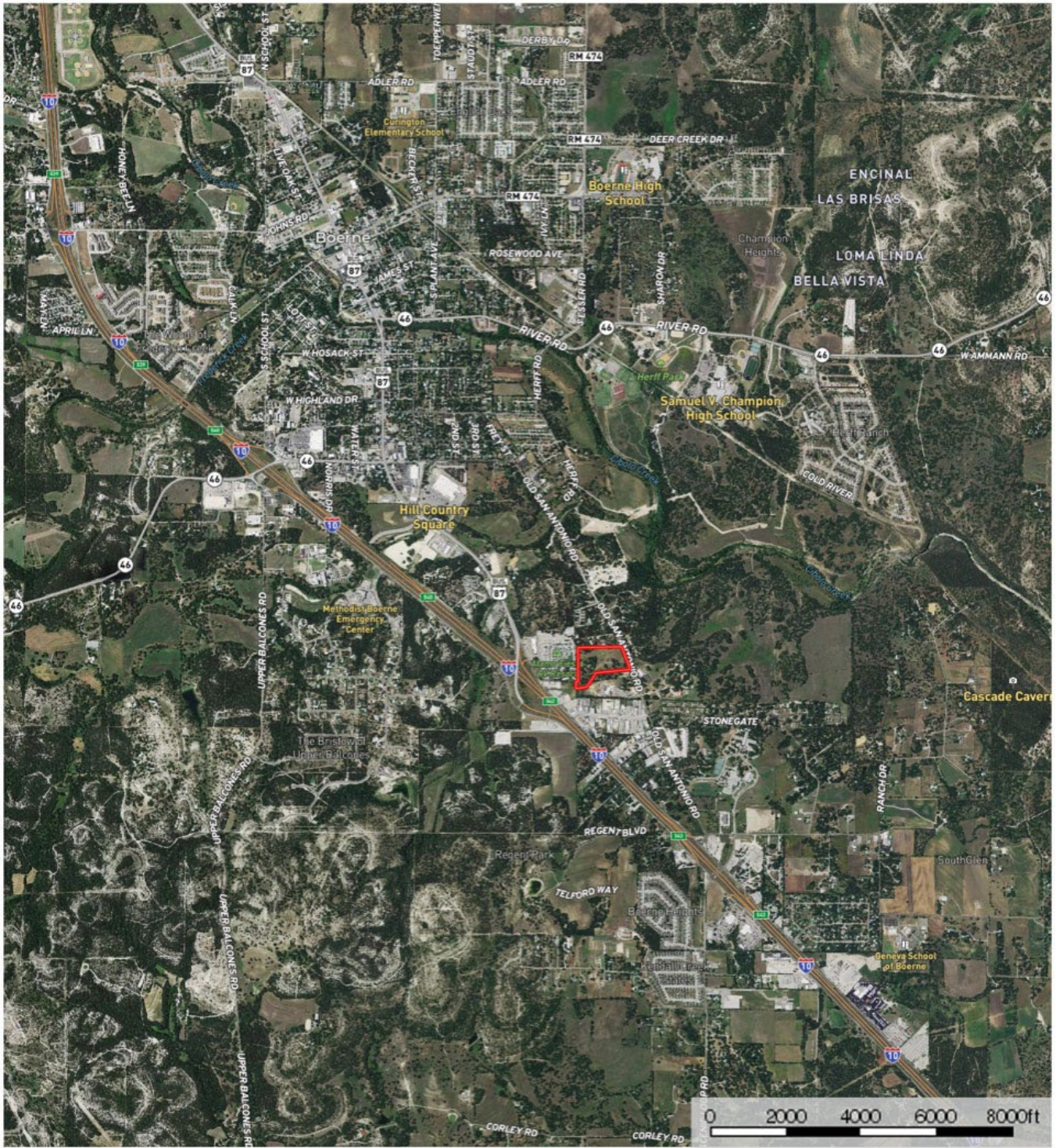
Area Map



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Aerial Map



Boundary

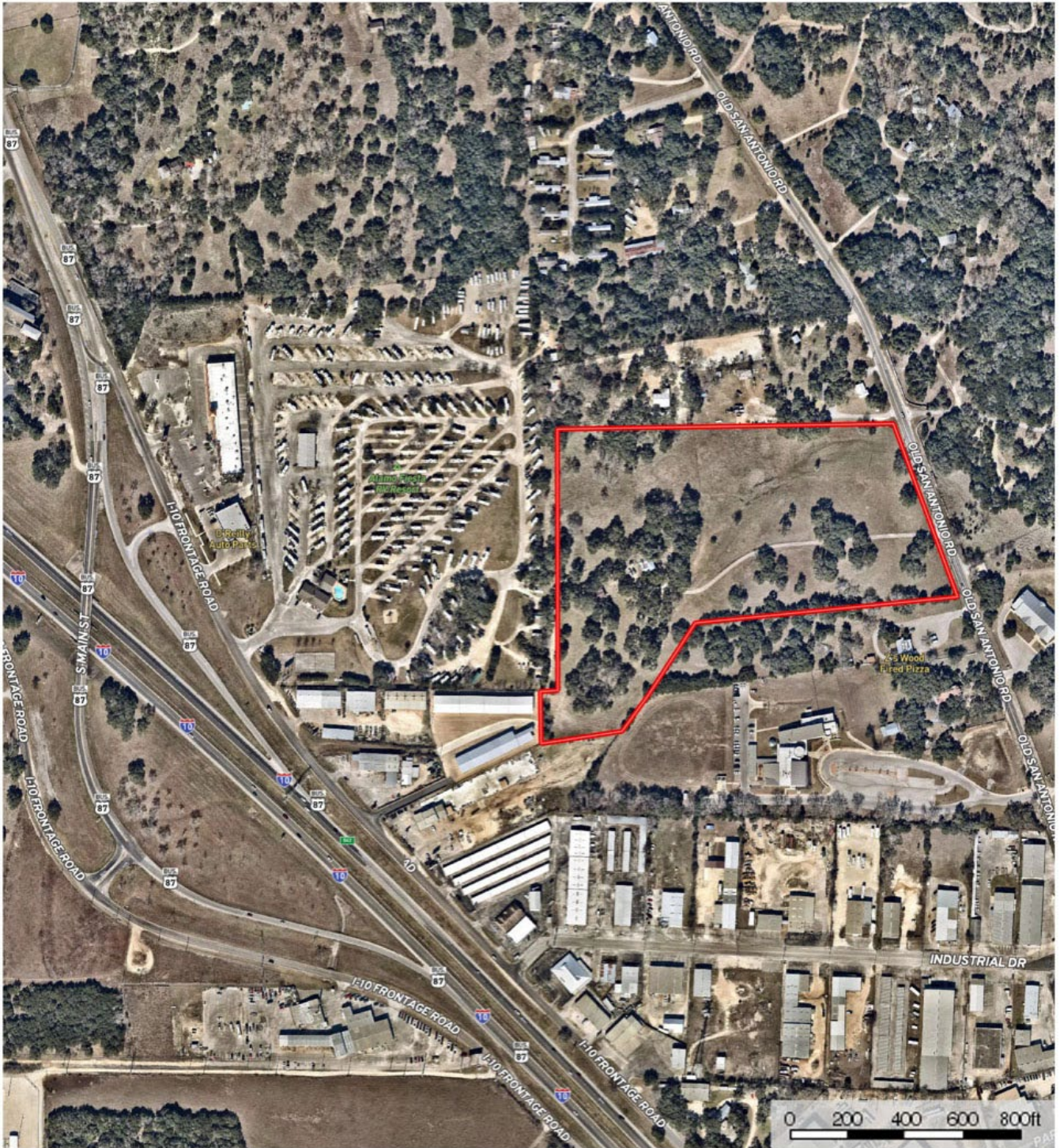
Matt Howard
mhoward@roalson.com

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

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Aerial Map



 Boundary

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Survey

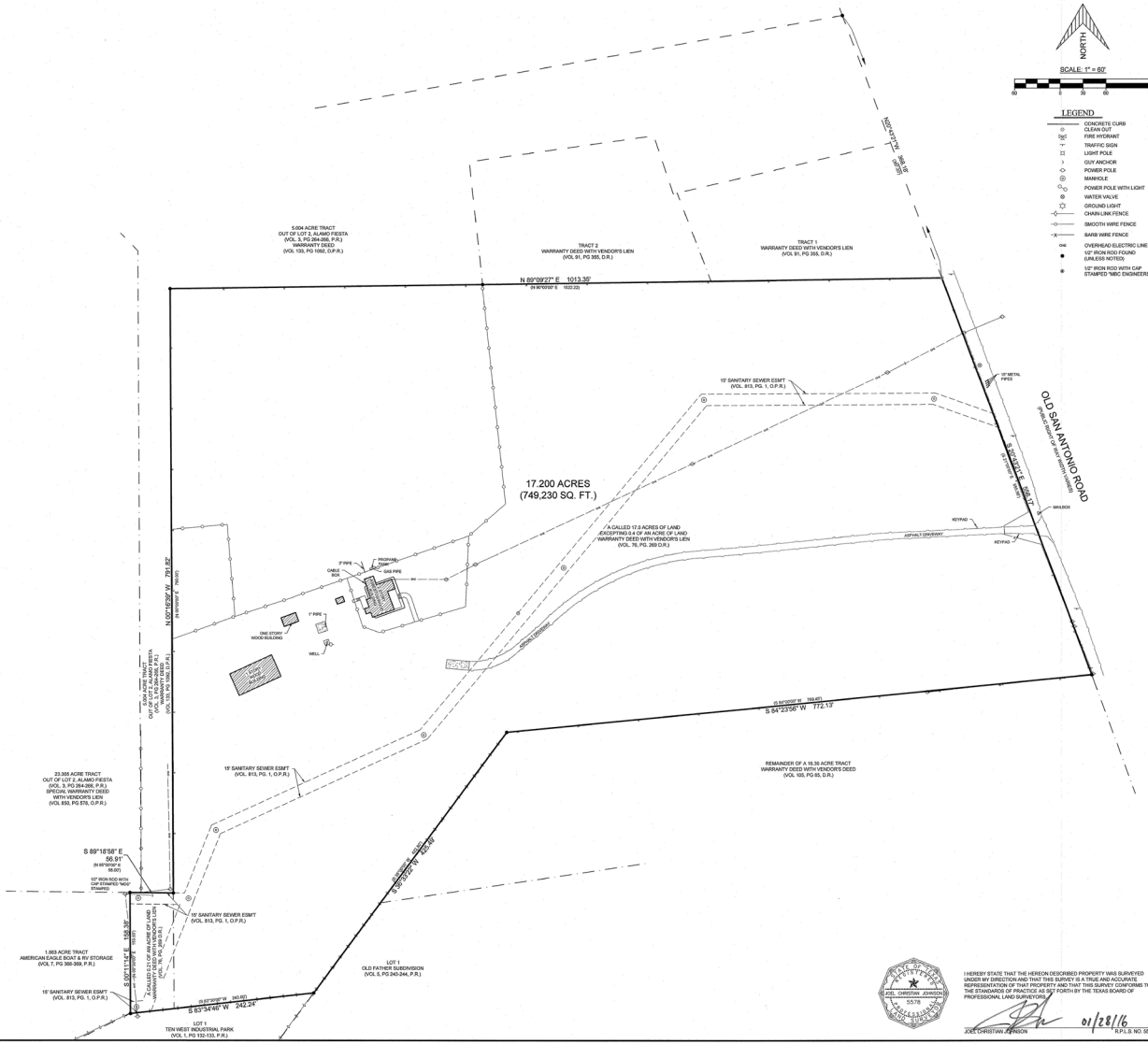


LOCATION MAP



- LEGEND**
- CONCRETE CURB
 - CLEAN OUT
 - FIRE HYDRANT
 - TRAFFIC SIGN
 - LIGHT POLE
 - GUY ANCHOR
 - POWER POLE
 - MANHOLE
 - POWER POLE WITH LIGHT
 - WATER VALVE
 - GROUND LIGHT
 - CHAIN LINK FENCE
 - SMOOTH WIRE FENCE
 - BARB WIRE FENCE
 - OVERHEAD ELECTRIC LINE
 - UP BORN ROD FOUND
 - DASHED NOTES
 - UP BORN ROD WITH CAP
 - STAMPED "MC ENGINEERS SET"

SURVEYOR NOTES:
 1) BASED ON A REF TO MAP FRAMES BY TYPICAL INSPECTION FOR BEARINGS ONLY THE SUBJECT PROPERTY HEREON IS SHOWN TO BE LOCATED IN FLOOD ZONE "X" (INDICATED ON COMMUNITY PANEL NUMBER ADE00018 IF DATED BEFORE 11/20/15) OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD RISK RATE MAP FLOOD ZONE DEFINITION ZONE I (UNDESIGNED AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 FOR MORE INFORMATION PLEASE CONSULT FLOOD MAPS.
 2) THIS SURVEY WAS PREPARED WHOLLY THE BENEFIT OF A TITLE COMMITMENT, AND MAY NOT SHOW ALL EASEMENTS OR OTHER MATTERS THAT AFFECT THIS PROPERTY.
 3) BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM GRID SOUTH CENTRAL ZONE ESTABLISHED BY SP5.
 4) ONLY VISIBLE UTILITY FEATURES SHOWN HEREON. CALL 811 FOR UTILITY LOCATES PRIOR TO CONSTRUCTION.



MAGNIA • BOSE • COPELAND & ASSOC., INC.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 1000 W. TEXAS STREET, SUITE 1000
 DALLAS, TEXAS 75201
 (214) 659-2300 FAX (214) 659-2300
 FIRM REGISTRATION NUMBER: E.P.S.E. 7-2914 E.P.S.L.S. 1001100

BOUNDARY SURVEY OF
 A 17,200 ACRE TRACT (749,230 SQUARE FEET) BEING A CALLED 17 ACRE TRACT OF AND SURVEYED AS OF AN ACRE OF LAND, AND BEING A CALLED 17.1 OF AN ANCHOR TRACT BEING A CALLED 17 ACRE TRACT OF AND SURVEYED AS OF AN ACRE OF LAND, RECORDED IN VOLUME 76, PAGE 289, DEED RECORDS, BEND COUNTY TEXAS.



I HEREBY STATE THAT THE HEREIN DESCRIBED PROPERTY WAS SURVEYED UNDER MY DIRECTORSHIP AND THAT THIS SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF THAT PROPERTY AND THAT THIS SURVEY CONFORMS TO THE REQUIREMENTS OF TEXAS AS SET FORTH IN THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS.

JOE CHRISTIAN ROALSON
 01/28/16
 E.P.S.L.S. NO. 5378

RECORDING DATE	DESCRIPTION	PAGE	BOOK

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DEMOGRAPHIC OVERVIEW

October 6, 2024

116 OLD SAN ANTONIO ROAD, BOERNE, TX

	3.0 Miles:	5.0 Miles:	7.0 Miles:
Population			
2020 Census	20,382	34,668	53,322
2024 Estimate	24,322	40,745	62,324
5 Year Projection	30,568	48,740	73,490
Households			
2020 Census	7,335	12,461	18,937
2024 Estimate	8,743	14,678	22,216
5 Year Projection	10,978	17,554	26,393
2024 Population by Race			
White	74.6%	74.6%	72.0%
Black	1.4%	1.5%	1.8%
Asian or Pacific Islander	1.6%	1.8%	2.7%
American Indian	0.7%	0.6%	0.6%
2024 Population by Ethnicity			
Hispanic Origin	26.5%	25.9%	27.3%
2024 Total Housing Units			
Owner-Occupied	6,166	11,208	17,803
Renter-Occupied	2,577	3,470	4,413
Average Household Size	2.70	2.72	2.77
2024 Household Income			
Income \$ 0 - \$15,000	4.9%	4.6%	4.3%
Income \$ 15,000 - \$24,999	3.3%	2.9%	2.2%
Income \$ 25,000 - \$34,999	4.0%	4.4%	3.8%
Income \$ 35,000 - \$49,999	11.1%	9.9%	7.9%
Income \$ 50,000 - \$74,999	11.4%	9.8%	10.1%
Income \$ 75,000 - \$99,999	13.4%	12.0%	11.7%
Income \$ 100,000 - \$149,999	14.4%	15.9%	16.4%
Income \$ 150,000 - \$199,999	14.2%	13.7%	15.1%
Income \$200,000 +	23.4%	26.7%	28.5%
Average Household Income	\$148,284	\$158,103	\$166,116
Median Household Income	\$104,855	\$115,632	\$126,169
Per Capita Income	\$53,703	\$57,314	\$59,470

Source: U.S. Bureau of the Census, 2020 Census of Population and Housing. ESRI forecasts for 2024 and 2029.

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PROPERTY DISCLOSURE STATEMENT

As to the subject property, Roalson Interests, Inc. ("Broker") makes no warranties, representations or guarantees regarding the structural integrity, soundness or suitability, for any purpose, of any improvements which may be located on the property. Furthermore, Broker makes no warranties, representations or guarantees regarding any prior uses of the property or the nature and condition of the property, including, without limitation, (1) the water, soil and geology and the existence of any environmental hazards or conditions thereon (including, but not limited to, the presence of underground storage tanks, asbestos, radon, contaminated soil or hazardous substances), or the property's compliance with any applicable laws rules or regulations regarding such substances; and (2) the compliance of the property or its operation (past, present or future) with any building codes, laws, ordinances or regulations of any government or other body.

Broker does not have the technical expertise to either determine whether any improvements are in compliance with ADA requirements or to advise a principal on the requirements of the ADA. You are advised to contact an attorney, contractor, architect, engineer or other qualified professional of your own choosing to determine to what degree, if at all, ADA impacts the subject property.

Regarding the above items, any potential PURCHASER will rely solely on its own investigation of the property. Any information provided or to be provided, with respect to the property by Broker was obtained from sources deemed reliable but is in no way warranted or guaranteed by Broker. Broker has not made any independent investigation or verification of such information, and does not make any representations as to the accuracy or completeness of such information.

**BROKER: ROALSON INTERESTS, INC.
BUILDING 2, SUITE 206
2338 NORTH LOOP 1604 W.
SAN ANTONIO, TEXAS 78248**



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Roalson Interests, Inc.	0338503		(210)496-5800
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm Eldon Roalson	License No. 214067	Email eldon@roalson.com	Phone (210)445-5858
Licensed Supervisor of Sales Agent/ Associate Matthew Howard	License No. 603462	Email mhoward@roalson.com	Phone (210)865-4411
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date